

GOLDEN CASTING FOUNDRY SITE REDEVELOPMENT OPTIONS STUDY



SUMMER 2006



COLUMBUS-BARTHOLOMEW PLANNING DEPARTMENT

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MEMORANDUM

TO: Interested Parties

FROM: Jeff Bergman, AICP
Planning Director

DATE: August 9, 2006

RE: Golden Casting Foundry Site Redevelopment Options Study

This study is the product of the 2006 Columbus-Bartholomew Planning Department Student Planner (Intern) Program. The project was designed, developed, and completed by Carmen Lethig, the Department's 2006 student planner employee and a Graduate Urban Planning student at Ball State University. The project was initiated on May 15, 2006 and concluded on August 4, 2006. The project was supervised by Senior Planner Tiffany Strait and other Planning Department staff members.

All users of this document should note that it is the product of student work; it is not intended as a professional-level product. This document is intended to provide a service to residents and property owners of the study area, the Columbus Plan Commission, and the Columbus City Council as future development and zoning of the former Golden Casting Foundry site and its vicinity are considered. This document has not been adopted as an element of the Columbus Comprehensive Plan and is not intended to serve that purpose.

This document was created in a manner consistent with all applicable American Planning Association (APA) and American Institute of Certified Planners (AICP) professional standards and practices. It is intended to (1) facilitate community discussion of land use planning issues, (2) inform the community decision making process, (3) provide an opportunity for public input, and (4) develop the skills of a future professional community planner.

Golden Casting Foundry Site Redevelopment Options

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Introduction: *Purpose & Goals*

Purpose & Goals

The purpose of this project is to provide a document that will give guidance and provide potential development ideas to parties interested in the future development of the Golden Casting Foundry Site and the surrounding area.

This project strives to achieve the following goals:

- Establish an understanding of the present social and physical conditions of the area surrounding the Foundry site;
- Initiate communication and facilitate the expression of public opinions; and
- Provide guidance and development ideas for the future of the Foundry site and the surrounding area.



Introduction: *Methodology*

Methodology

The Golden Casting Foundry site was studied and this document was created during the months of May through August of 2006. The process consisted of data collection, interviews, document production, and public input.

Data Collection / Research & Analysis

Study boundaries surrounding the Golden Castings Foundry site were determined and demographic data was collected. Demographic, social, and physical conditions were researched, profiled, and analyzed in accordance with the boundaries and the 2000 Census information. Analysis included population and other general statistics and housing conditions. Zoning, land use, and thoroughfare conditions within the identified study area boundaries were also researched and analyzed.

Interviews

Several interviews were conducted with identified stakeholders and with professionals in fields that would contribute to the data analysis portion of the project. The interviews contributed to the generation of realistic ideas for redevelopment options, including issues and opportunities associated with redeveloping the Foundry site.

Document Production

The production of this document is the culmination of the Foundry site project. The document will help to provide guidance for the future development of the foundry site. In addition, other documents including various types of maps were produce in accordance with this project.

Public Input

Community involvement is an integral element of any redevelopment project. The Golden Casting Foundry Site Open House was held at YES Cinema on July 20, 2006. From 11 a.m. to 1 p.m. and again from 5 p.m. to 7 p.m. the public was encouraged to visit the open house and share their feelings and ideas regarding the future of the Golden Castings Foundry site. Informational boards exhibited information about the site as well as redevelopment ideas and photographs. Participants were encouraged to look at the boards and answer questions on a corresponding survey. The intent of the survey was to gather information as to who attended the open house and to gauge the level of public interest and opinions on redevelopment options.

Study Area Profile: *Current Use*

As of this writing, the Golden Castings Foundry site is privately owned by Matt Ellegood. Mr. Ellegood recently purchased the property and has been clearing the site by selling the scrap metal. According to Mr. Ellegood, once the site is cleared and ready for a new future there will likely be only one or no buildings remaining on the site. In addition to the 12.4 consecutive acres where the original Foundry was located, the site includes the Foundry parking lot located directly across the street on Tenth Street between Maple and Hutchins Streets. There are also two smaller, vacant lots directly to the east of the parking lot on Hutchins Street. The first lot is located on the northwest corner of the lot between Hutchins and Cottage on Tenth Streets and the second lot is located just to the south of the first house on Hutchins Street.

Right, The Golden Casting Foundry Site in May 2005.



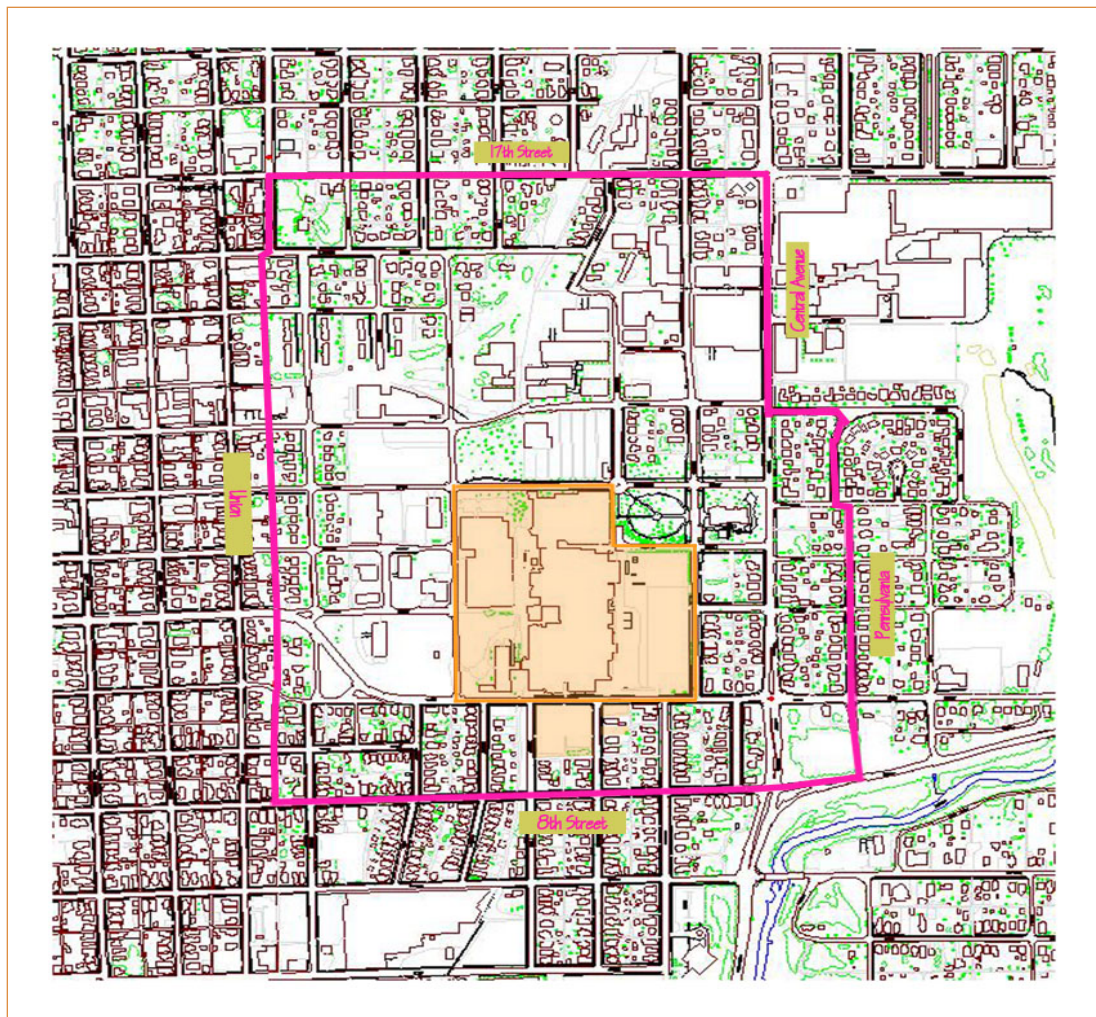
Left, The Golden Casting Foundry Site in July 2006.

Study Area Profile: *Current Use*



Study Area Profile: *Study Area Defined*

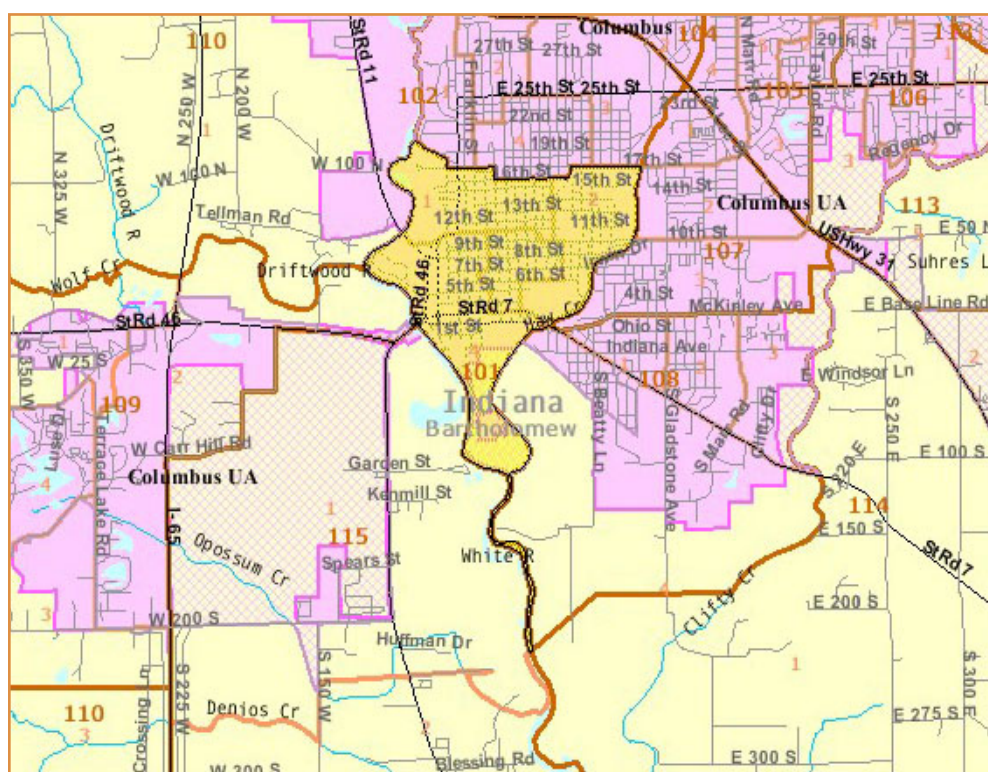
The Golden Castings Foundry site is bounded by Michigan and Cottage Streets to the west and east respectively. To the north the site is bounded by Thirteenth Street and to the south by Tenth Street. However, in order to better understand the impact of different types of development on the Foundry site, it is necessary to consider the surrounding area. For this reason, for purposes of research the boundaries extend beyond the Golden Casting Foundry site. This document will refer to the Foundry site and the surrounding area bounded by the streets shown below in pink as the “Study Area.” The Study Area’s northern boundary is Seventeenth Street, the eastern boundary is Central Avenue and Pennsylvania, the southern boundary is Eighth Street, and the western boundary begins to the north via Home Street and then follows the alley south between Grand and Union Streets.



Pink indicates the Study Area boundaries. **Orange** indicates the Golden Casting Foundry site and additional lots that are part of the site.

Study Area Profile: *Study Area Defined*

It should be noted that the demographic data presented in this document was obtained from 1999 and 2000 Census. Specifically, demographic data collected for the City of Columbus was obtained from Columbus census data. Data collected for the the Golden Casting Foundry Study Area was collected from Census Tract 101. Census Tract 101 covers an area larger than our general study area and is shown below is dark yellow.

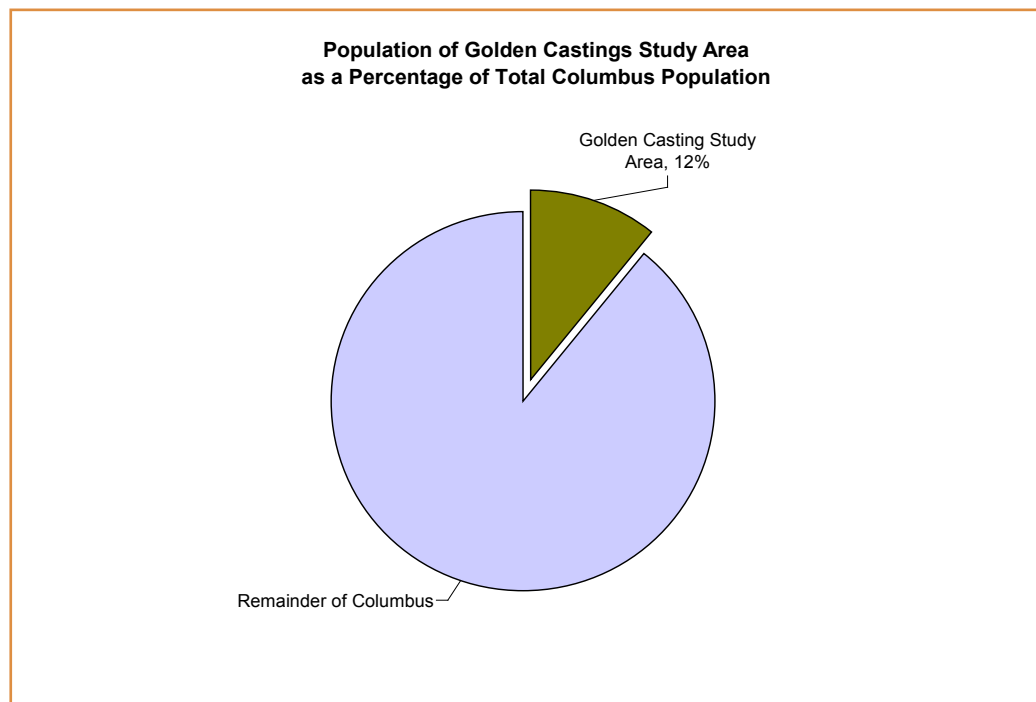


Study Area Profile: *Demographics & Social Conditions*

Demographics, Social, & Physical Conditions

As previously mentioned, it is necessary to consider the area surrounding the Foundry site in order to better understand the impact of different types of future development. It is important to discuss demographical data and to examine the current and past social conditions of the Study Area to understand the manner in which potential development will effect the current businesses and residents. In addition, the Study Area demographics and conditions will most likely influence future development on the Foundry site.

This chapter describes the general context of the Study Area and the City of Columbus. It uses the terms Study Area when referring to the demographical information for Census Tract I01. The term Columbus is used when referring to the demographical information for the City of Columbus.

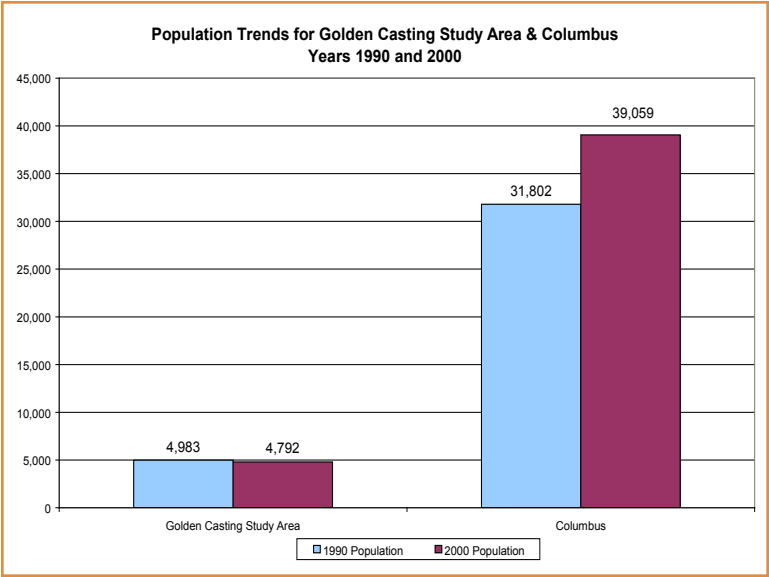


The 2000 total population of the Golden Casting Study Area was 4,792 persons. The 2000 total population of Columbus was 39,059 persons. The Study Area population is 12% of the total Columbus population.

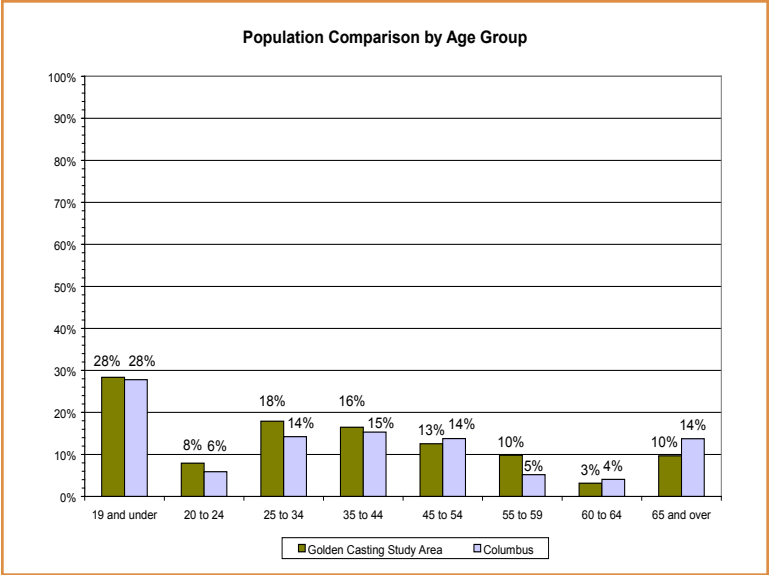
Study Area Profile: *Demographics & Social Conditions*

Population Trends

Population in the Golden Casting Study Area has remained mostly stable between the years of 1990 and 2000 with only a slight decline in population. However, this is in contrast to a growing population over the same ten year period in Columbus's population as a whole.



The Study Area population decreased by approximately 200 persons over the ten year period between 1990 and 2000. However, the Columbus population increased by about 7,000 persons.



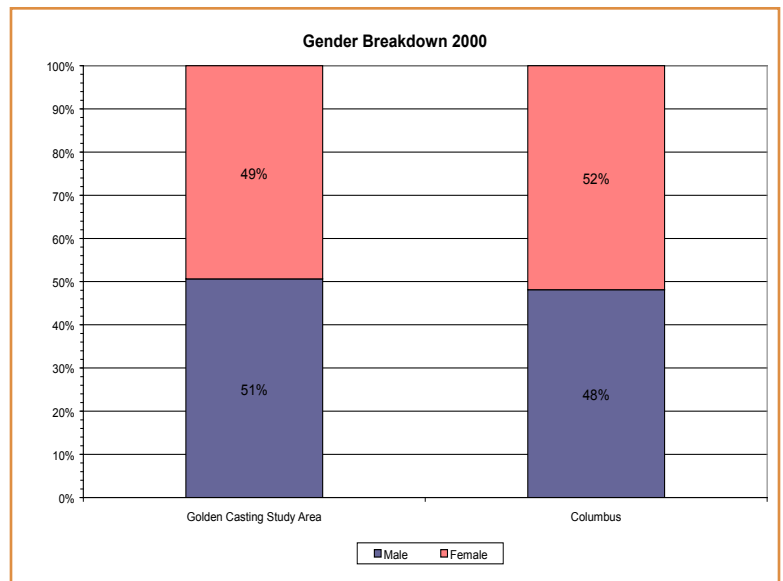
In both the Study Area and Columbus the predominant age group is children ages 19 years and younger. However, the Study Area has a generally younger population when compared to Columbus as a whole.

Study Area Profile: *Demographics & Social Conditions*

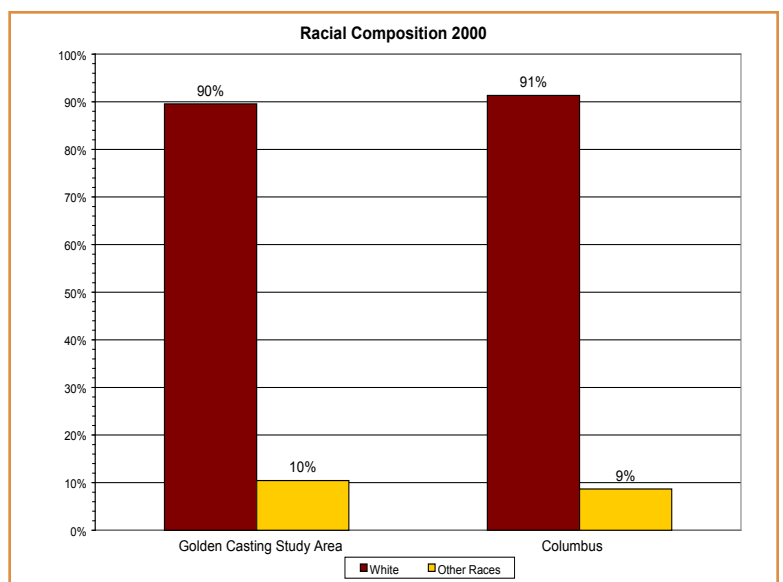
Gender and Racial Composition

In 2000, the ratio of males to females was fairly equal for both the Columbus and the Study Area populations. Additionally, the racial composition of Columbus and the Study Area was mostly homogenous. In both areas the majority of the population was white. Only about 10% of the population was made up of other races.

The gender breakdown for both the Golden Casting Study Area and Columbus represents a fairly equal male to female ratio. The Study Area is 49% female and 51% male. Columbus' population is 52% female and 48% male.



In 2000 the racial composition of both the Golden Casting Study Area and Columbus was about 90% white and about 10% other races. The other races included African American, American Indian and Alaska Native, Asian, Native Hawaiian, other race alone, and two or more races together.

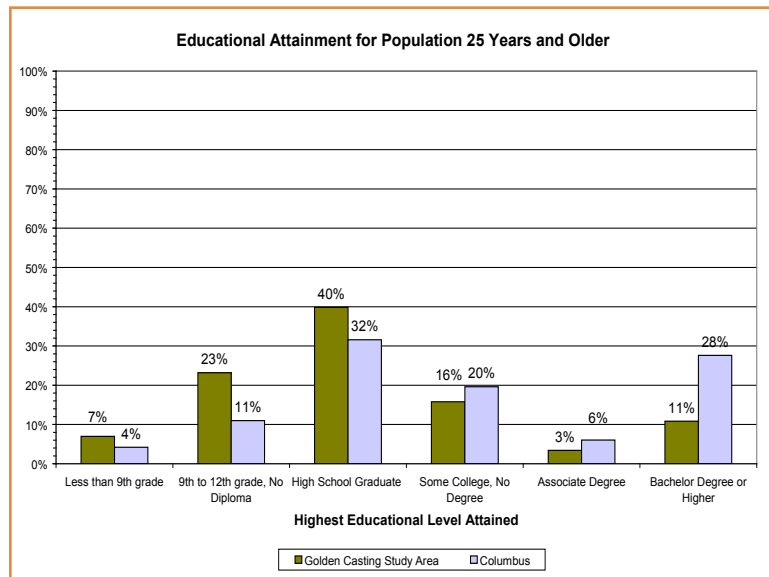


Study Area Profile: *Demographics & Social Conditions*

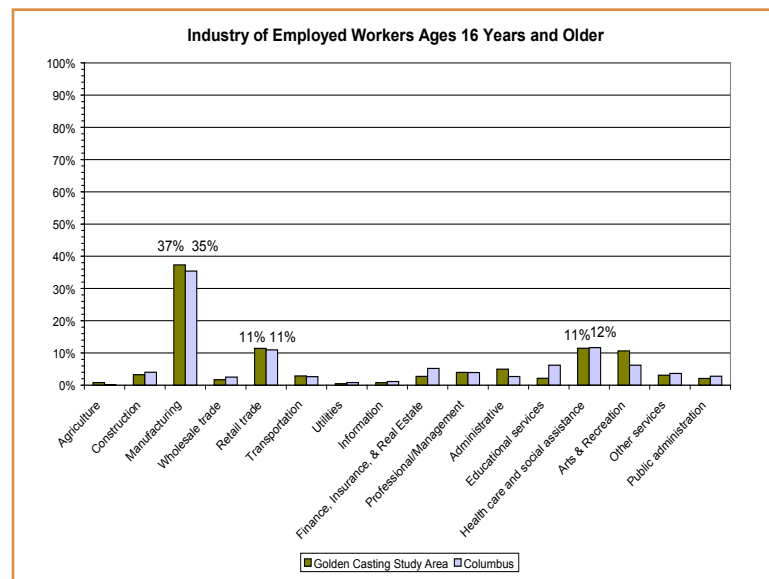
Education and Employment

As of 2000, Columbus' population had more people who had graduated high school and more people who had earned at least a Bachelor Degree. For both areas, generally the highest level of education obtained was a high school graduate. Interestingly, the top three industries for employment were the same for both the City of Columbus and the Golden Casting Study Area in 2000.

High school graduate was generally the highest level of educational attainment for persons in both the Study Area and Columbus, with 40% and 32%, respectively, having obtained a high school degree. However, 28% of Columbus' population and only 11% of the Study Area had earned at least a Bachelor Degree.



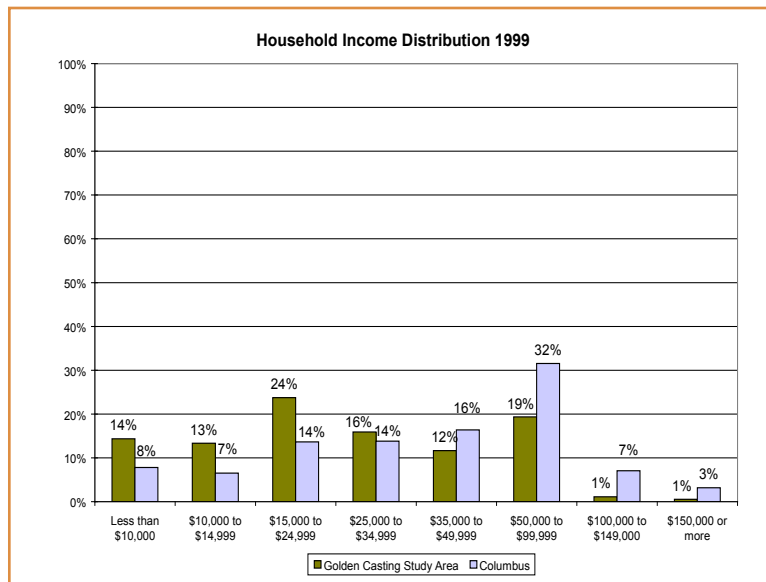
In 2000, the top three industries for employment were the same for both Columbus and the Study Area. The industries were manufacturing, retail, and health care and social assistance.



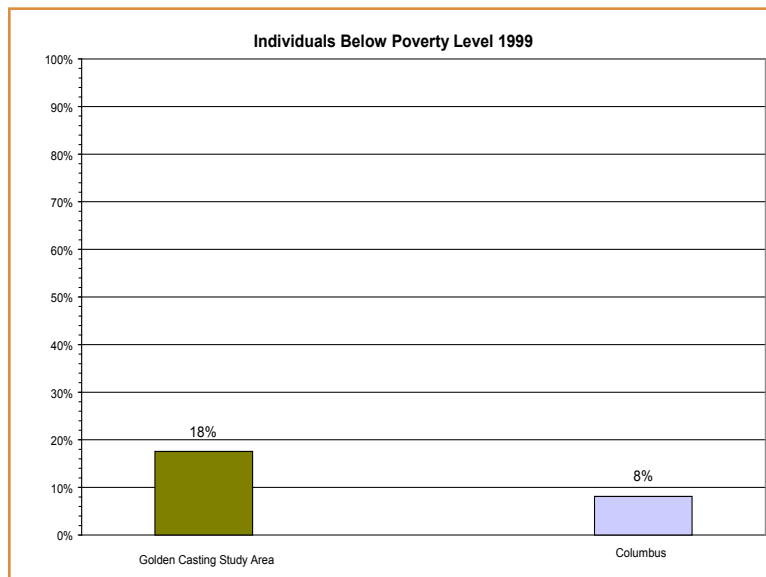
Study Area Profile: *Demographics & Social Conditions*

Income

Overall, persons living outside the Study Area had a higher median household income in 1999 than persons living outside the Study Area. In addition, there are over twice as many people living in poverty in the Study Area as compared to the City of Columbus.



The 1999 median household income in Columbus was nearly double that of the Study Area's. The median household income in Columbus was almost \$42,000 while it was approximately \$24,000 for the Study Area.

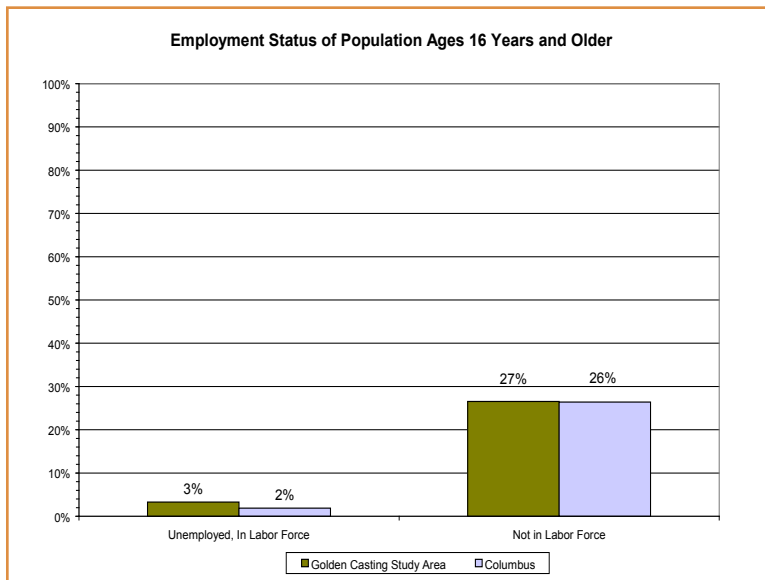


In 1999, 18% of the Study Area population was living in poverty. Only 8% of the population of Columbus was living at or below the 1999 poverty level.

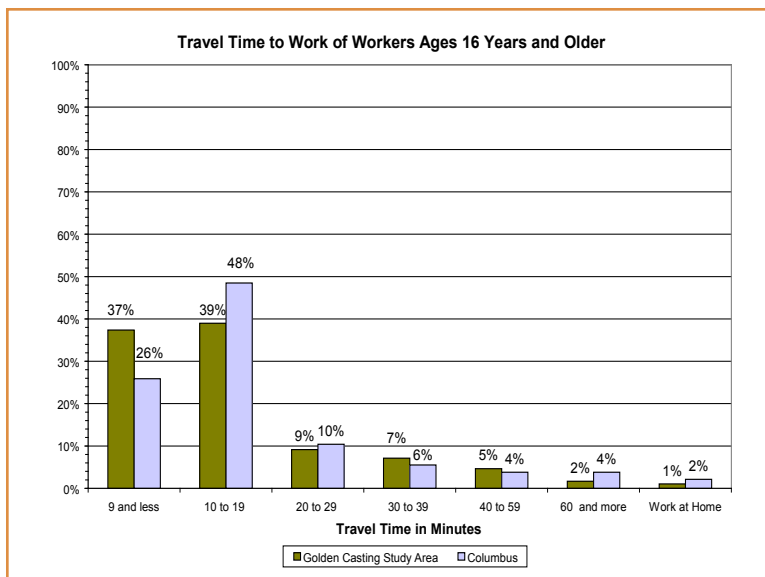
Study Area Profile: *Demographics & Social Conditions*

Employment Rates

Columbus and the Study Area had about equal rates of unemployment in 2000. In Columbus about 730 people were unemployed but actively seeking employment. In the Study Area 157 people were unemployed but seeking employment. Both areas also had about the same percentage of their populations unemployed and not seeking employment. However, persons holding jobs in both areas were enjoying relatively short commutes to work.



Columbus and the Study Area fared about the same when it came to unemployment rates in 2000. The Study Area population had 3% of the population that was unemployed but seeking employment while 2% of the Columbus population was in the same situation. However, each area at about 26% of the population unemployed and not seeking employment.



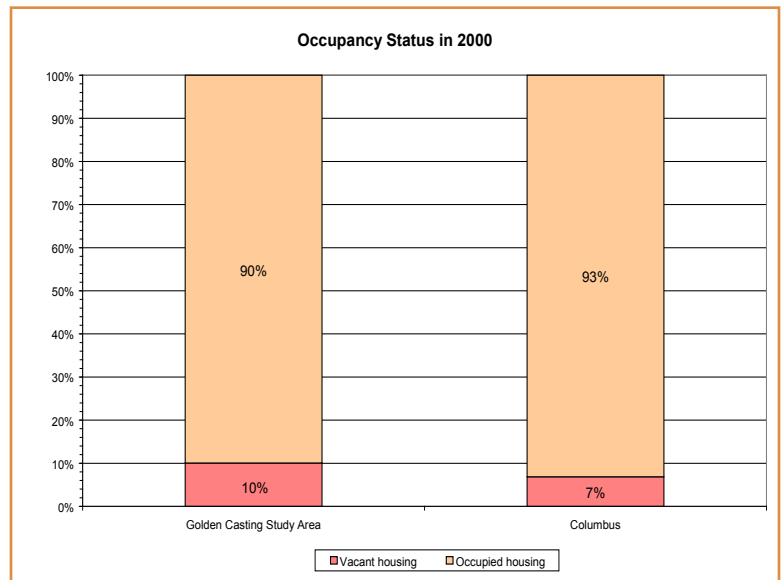
The time it takes to travel to work from a location is often a consideration when moving to an area. In 2000, the majority of the population in both Columbus and the Study Area had a short commute of less than 20 minutes.

Study Area Profile: *Physical Conditions*

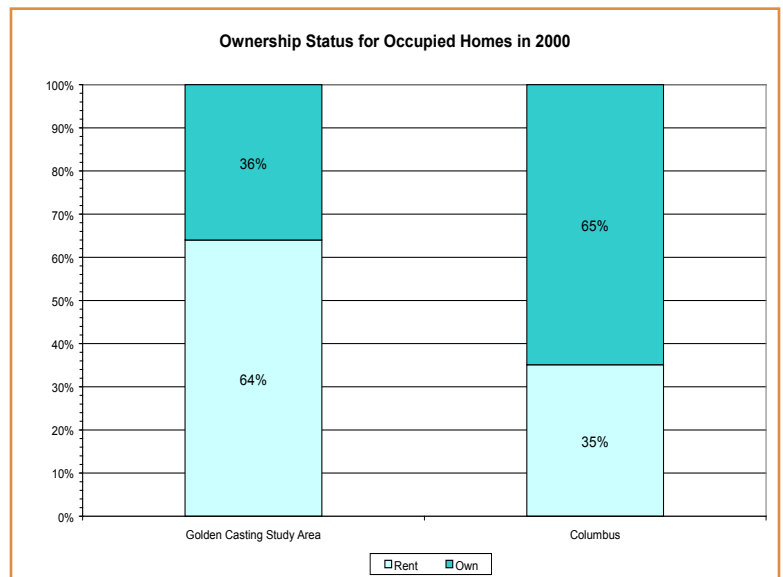
Housing Trends: Occupancy and Ownership

For an area looking for reinvestment housing occupancy and ownership rates can be important conditions to consider because they can indicate the stability level of a neighborhood. Columbus and the Study Area had similar housing occupancy rates with the majority of homes being occupied. However, in 2000 the majority of homes in the Study Area were occupied by renters while the opposite was true for Columbus.

In 2000, Columbus and the Study Area had similar housing occupancy rates. In the Study Area 90% of homes were occupied while a slightly higher percentage, 93%, of homes were occupied in the City of Columbus. This means that there were about 230 vacant homes in the Study Area and about 1,170 vacant homes in Columbus as a whole.



The ownership rates for Columbus and the Study Area greatly differed in 2000. In the Study Area 36% of the homes were owner-occupied while 64% were occupied by renters. Columbus had a much higher owner-occupied rate at 65% while only 35% of the homes were occupied by renters.

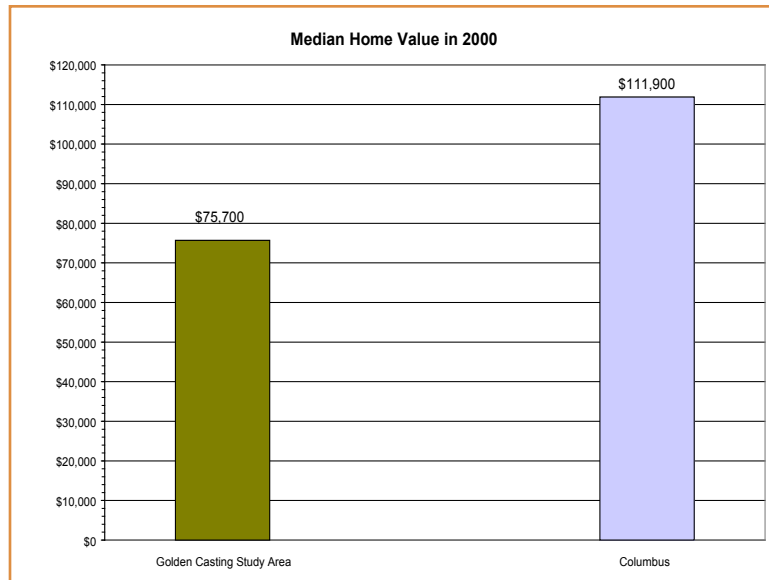


Study Area Profile: *Physical Conditions*

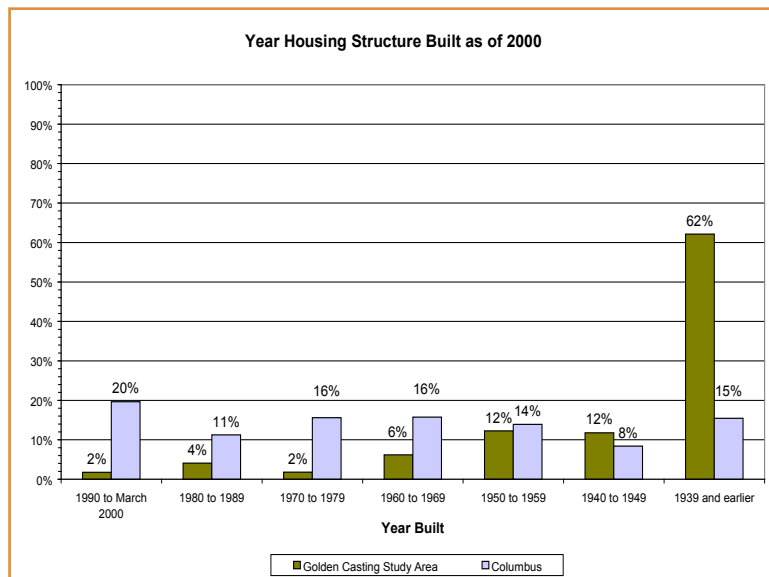
Housing Trends: Home Value and Home Age

Home value and age of homes can also be important factors when areas are considering redevelopment. In many cases older homes are initially more affordable but have higher overall maintenance costs. A potential result of high maintenance costs is the deterioration of the homes and eventually the neighborhood. Therefore, neighborhoods with older homes may need redevelopment while newer neighborhoods may not need the same attention..

In 2000, the median home value in the Study Area was about \$76,000. In Columbus, the median home value was about \$112,000.



The Study Area mostly has an older housing stock with 62% of the homes built in 1939 or before. In Columbus there does not appear to be a concentrated age of homes, however, the highest percentage (20%) of homes in Columbus were built between 1990 and March of 2000.

















Study Area Profile: *Physical Conditions*

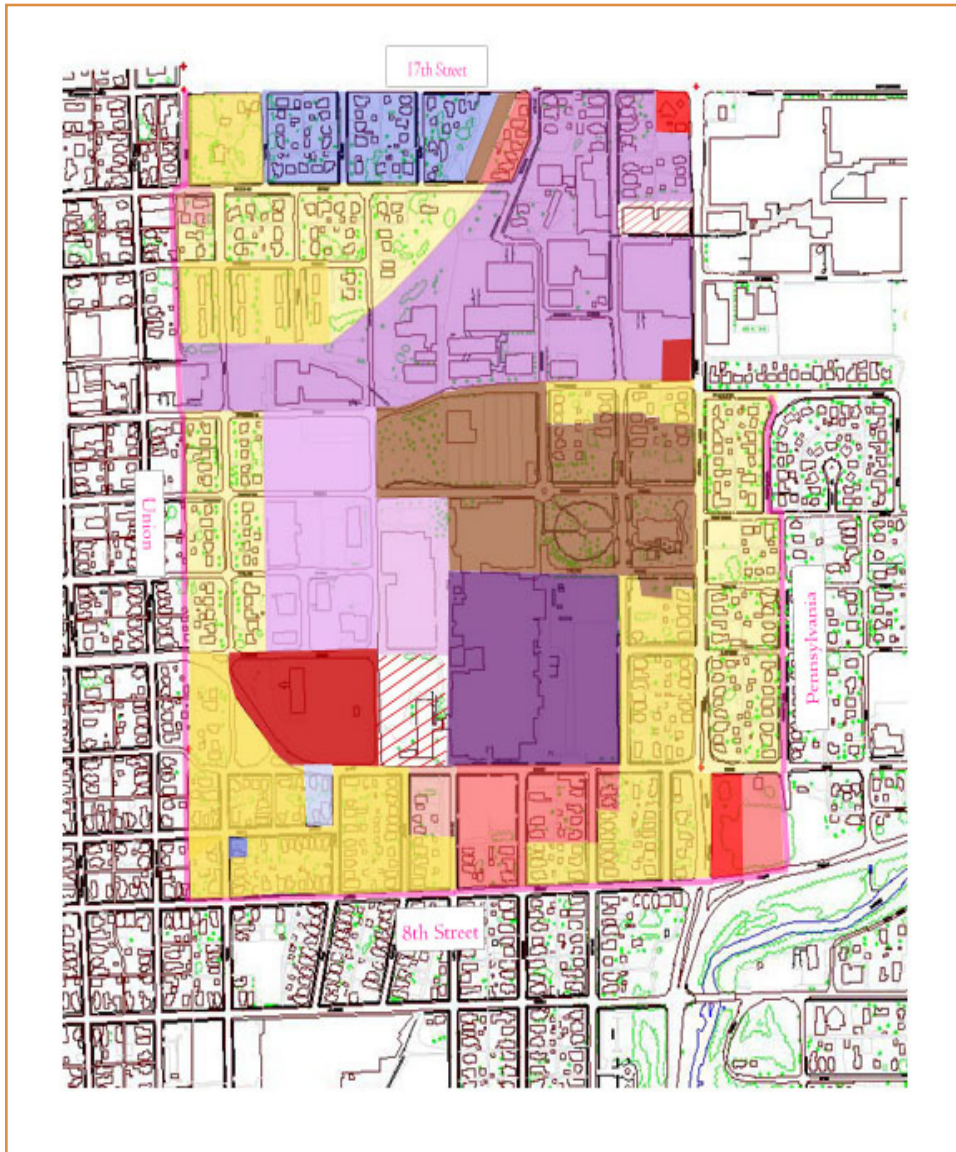
Study Area Zoning

The map on the opposite page shows the zoning in the Study Area as of August 2006. As the map indicates, the area is mostly a mixture of residential, business, and industrial zones. The former Golden Casting Foundry Site is currently zoned at the most intense industrial level, Restricted Industrial, shown by the darkest purple color on the map.

Map Legend

Single Family Residential		Restricted Industrial	
Multi-Family Residential		Medium Industrial	
Neighborhood Business		Heavy Industrial	
Community Business		Church	
Highway Business		Community Center	
General Business		Public Buildings and Uses	
General Business Conditional Use		Planned Unit Development (PUD)	

Study Area Profile: *Physical Conditions*



Section Two: *Study Area Profile*









Study Area Profile: *Physical Conditions*

Study Area Land Use

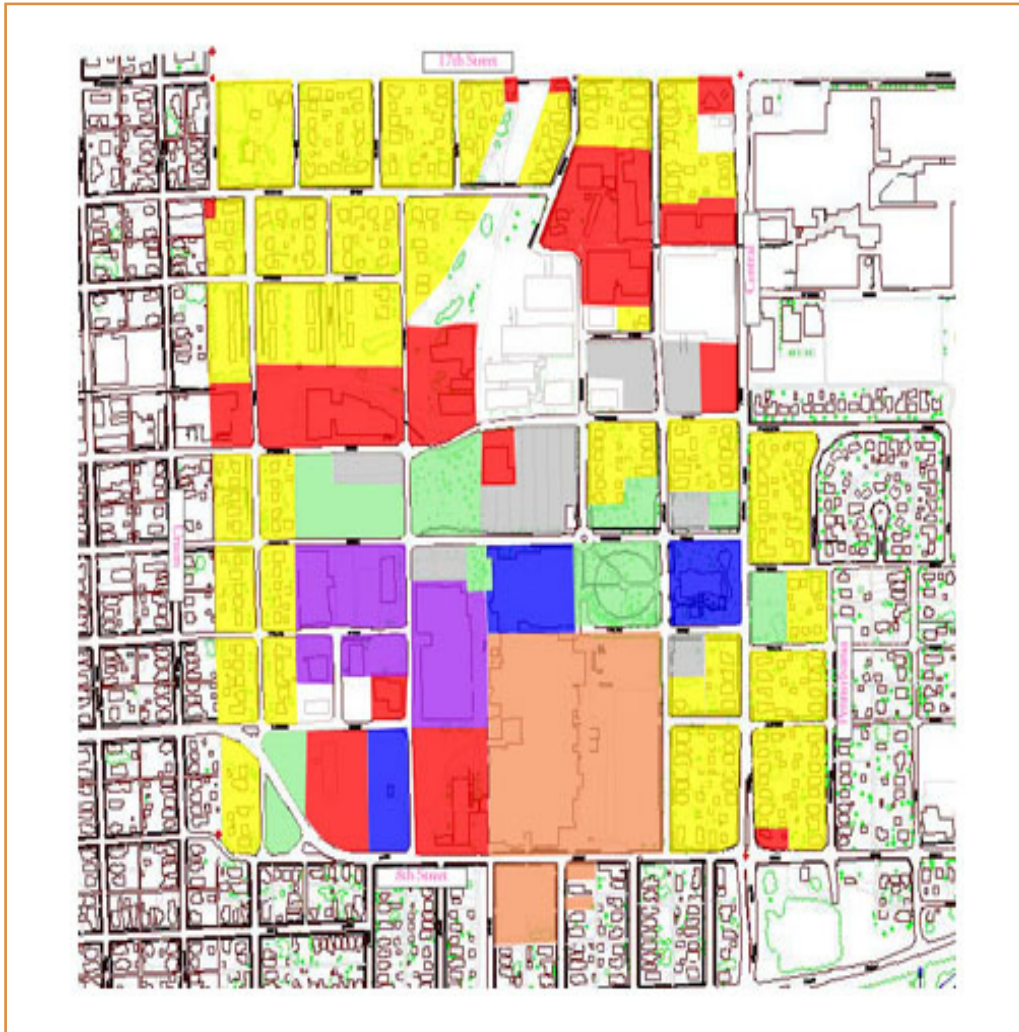
The map on the opposite page shows the current land use patterns in the Study Area as of August 2006. This map is based on the Land-Based Classification Standards established by the American Planning Association. In this document, the land use patterns are classified according to human activity on the parcel of land. The Foundry site and the lots that come with the site are indicated by orange on the map.

The existing land use patterns are key factors in analyzing the current uses in the area and discussing the possible future options for the Foundry site. Currently the Study Area consists of industrial activity, shopping and/or business activities, residential activity, social and/or institutional activities, parking, green space, and vacant buildings. The site is immediately surrounded by mostly business, social, and light industrial uses. However, expanding outward, the surrounding uses are mostly residential and business. Pockets of green area are in between the immediately surrounding uses and the residential and business uses. The existing mixture of uses surrounding the Foundry site means that there are several viable options for future development in terms of land use.

Map Legend

Residential Activity		Travel/Parking	
Shopping, Business, or Trade		Leisure Activity/ Green Space	
Industrial Activity		No Human Activity (Vacant)	
Social, Institutional, or Infrastructure		Foundry Site & Lots	

Study Area Profile: *Physical Conditions*







Study Area Profile: *Physical Conditions*

Study Area Thoroughfares

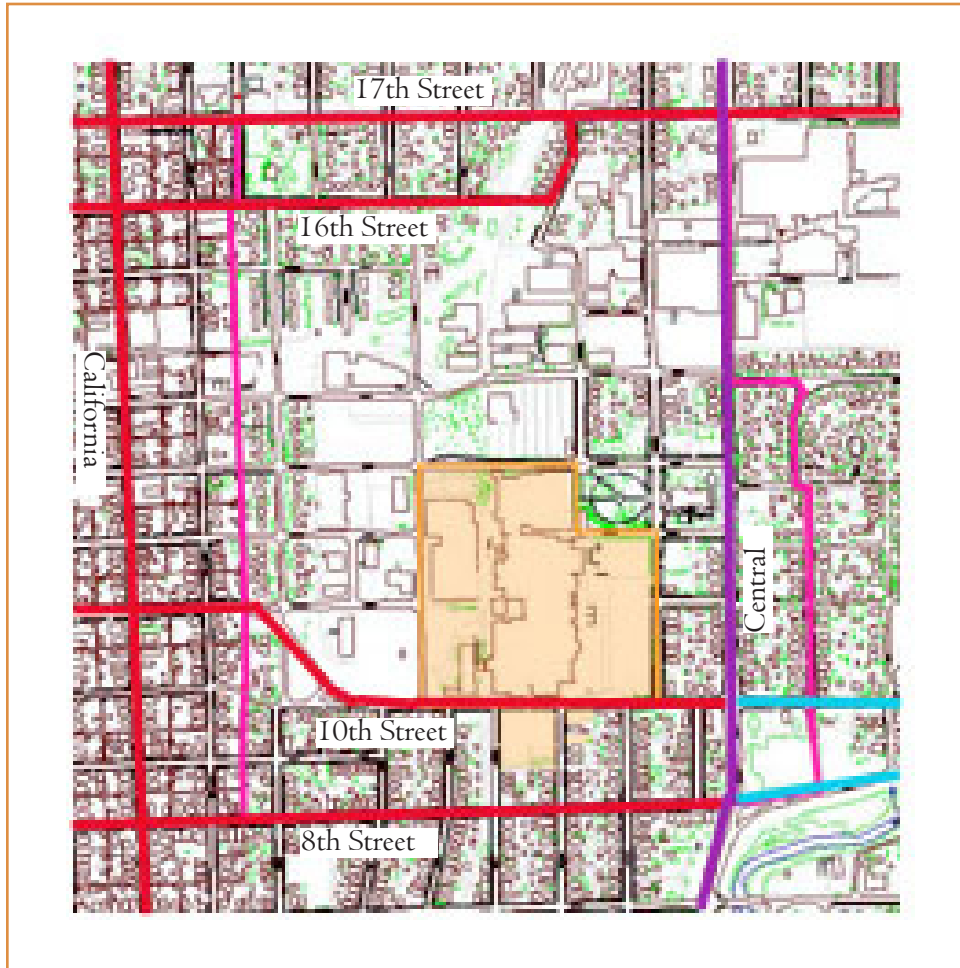
The transportation features of the Study Area are dominated by east-west neighborhood collectors. There primary neighborhood collector running north-south is California which is just outside the Study Area boundaries. There is one primary arterial, Central, and it runs north-south. Most of the automobile traffic is found on 10th Street and 17th Streets. Central is a major road running near the Study Area as well.

According to city engineers, opportunities exist to return to the existing grid system should development take place on the former Foundry site. More specifically, 11th Street could be made a through street. In addition, returning Hutchins Street to a through street is also an option, although, according to city engineers, may be less appealing or viable due to its proximity to the United Way building.

Map Legend

Primary Arterial	
Neighborhood Collector	
One Way Arterial	
Study Area Boundary	

Study Area Profile: *Physical Conditions*



Study Area Profile: *Issues & Opportunities*

Issues & Opportunities

This document aims to present options based on the redevelopment potential of the Foundry site. As previously mentioned, current conditions and redevelopment potential of the surrounding area are important to take into consideration. The information gathered from the Study Area provides indicators of the types of development that can be supported on the Foundry site.

The analyzed study area data resulted in some overarching conclusions. There are issues and opportunities for redeveloping the Foundry site. Issues regarding redevelopment are directly below followed by the opportunities.

Study Area Redevelopment Issues

- *Environmental Issues:*

The site is former foundry where high grade iron castings were made for several years. The production of the iron castings resulted in environmental conditions that were not ideal for the site or the surrounding residential neighborhoods. Now that the foundry has ceased operations, environmental contamination could still be a hindrance to any type of future development. In order to determine if there is environmental contamination on the site, an initial environmental assessment may be necessary. If needed, subsequent clean-up of the site will follow before redevelopment can take place.

- *Location:*

The location of the foundry site could prevent certain types of development from being successful. Specifically, an office park, commercial/retail, or warehouses may not fare as well in the geographic location. Offices and commercial/retail will have to overcome the proximity to residential activities and the proximity to light industrial uses (that border the western edge of the foundry site). Many customers may not travel to this area for services and goods because it is not in a convenient location in relation to other businesses. Additionally, warehouse and commercial/retail might prove difficult on the former Foundry site because it is neither located in close proximity to an interstate system nor are the immediately surrounding local roads equipped to serve large delivery trucks.

- *Age of Homes:*

The majority of homes in the Golden Casting Study Area are older houses. According to the 2000 Census, 62% (1,435) of the homes were built in 1939 or before. In many cases older homes are initially more affordable to purchase or rent but have higher overall maintenance costs. As a result older homes can quickly become in need of repairs and run-down in appearance. Successful future development, especially of the building and selling of new homes, needs a surrounding area that will encourage people to come to the new development.

Study Area Profile: *Issues & Opportunities*

- *Home Ownership Status:*

The number of houses rented versus owner-occupied is an issue in any neighborhood. According to the 2000 Census, the Golden Casting Study Area consisted of only 36% (748) of the homes being owner-occupied. The remaining 64% (1,330) of the homes were occupied by renters. It is desirable to have homes occupied by the owners as this can help alleviate issues such as absentee landlords, maintenance issues, and neighborhood stability as people who own are usually more likely to remain in their house for at least a few years. A new housing development in the area would likely be more successful if home ownership numbers were raised.

Study Area Redevelopment Opportunities

- *Large Urban Site:*

The size of the site is in itself unique. It is not often that a city has a “fresh” start with 16 acres of vacant land in the middle of an urban area. Although there are issues related to the site, it should be viewed as an opportunity for new development that may eventually spur home improvements, area improvements, add to the economic vitality of Columbus, and/or the opportunity for this part of Columbus to become a destination area.

- *Proximity to Fiber Optics:*

Columbus will soon be equipped with new fiber optic lines which will run along the site down Central Avenue. The proximity to the fiber optic lines could prove invaluable depending on the type of development to take place in the area.

- *Connection to the New Central Middle School:*

Although the new middle school is located out of the Golden Casting Study Area, it is in close proximity. New schools are often one of the major considerations when moving to a new area. New residents could lead to more home ownership and more overall area improvements.

- *Proximity to United Way:*

The United Way Center is adjacent to the Foundry site to the north. If new development on the site is residential with a portion offered at below market value, the proximity to the United Way services could be considered an asset by those utilizing those services and living in the residential. This will contribute to Columbus’ tradition of bringing services to the people instead of forcing the people to seek out the services.

- *Surrounding Land Uses:*

The former Foundry site is surrounded by varied land uses such as light industrial, vacant (for sale) commercial buildings, residential, business, social/institutional services, and pockets of green spaces. Although the varied land uses could be considered an asset when considering one particular type of development, at this stage having varied land uses should be considered a positive feature of the site. Various surrounding land uses mean that there are a number of viable options for future development and various options should be considered.

Study Area Profile: *General Recommendations*

General Recommendations

A goal of this project should be an improvement to the overall area. Improvements should include the area neighborhoods, infrastructure, and quality of life. The efforts of several people in the community will need to show interest to successfully improve the area.

Study Area General Redevelopment Recommendations

Encouraging neighborhood improvements should be a top priority in the Golden Casting Study Area. ‘Neighborhood improvement’ is a fairly broad statement that should include many participants such as neighborhood residents as well as persons not living in the area. Neighborhood improvements can range from raising the home ownership rates to implementing neighborhood clean-up days. Below is a list of some recommended strategies to improve the Golden Casting Study Area in order to make home ownership and redevelopment more attractive in the area:

- Encourage home ownership and home improvements by providing tax incentives and low-interest loans for buying or improving a home.
- Build a small park in the area, not necessarily on the site. A small, interactive, and architecturally unique park (such as an interactive fountain) could be implemented, perhaps by the City of Columbus, in the general area. The park would help bring positive attention to the area by making it a destination point and tying the area in with the architectural theme that runs throughout the City of Columbus. The attention will help bring pride to the neighborhood and hopefully encourage the general upkeep of the area.
- Implement an interactive, beautifying project to the area. Involving residents, business owners, and key officials in the City in improving the area is important. If residents participate in their neighborhood, it is more likely that they will feel a sense of ownership and therefore keep the neighborhood in good condition. A beautifying project could be in the form of an annual clean-up day, an annual flower or tree planting day, or even a program that mimics adopt-a-brick programs. For example, a small tree could be purchased and dedicated by the purchaser. The tree could then be planted in the area with a plaque identifying the dedication. Money from the sale of the trees could be put into a neighborhood fund for future beautifying projects or other neighborhood activities.

Study Area Profile: *General Recommendations*

- Infrastructure improvements could be made by the City in order to “get the redevelopment ball rolling.” By having the City initiate improvements by updating infrastructure, it will be known that there is interest and support in the area. This will hopefully encourage other parties (such as developers, potential residents, or current residents) in investing in the area. Infrastructure improvements can include:
 - o New sidewalks or sidewalk improvements;
 - o Improvements to roads and/or the street grid system (see below);
 - o Improvements (if needed) to utilities, sewers, or water systems.
- A discussion centered on restoring the grid system needs to take place. One suggestion is to make 11th Street a through street in order to restore the neighborhood friendly grid-system already in place throughout the surrounding area. The grid system encourages smooth vehicular traffic as well as gives a sense of place in the neighborhood.

Study Area Profile: *Redevelopment Options*

Redevelopment Options

The primary goal of this document is to provide future interested parties guidelines and ideas for redevelopment options of the former Golden Casting Foundry Site. This section offers and explores some possible options for redevelopment. Each option is described and is followed by a discussion of the option's opportunities and issues as they pertain to the site area. (In this document it is assumed that all environmental assessments will be conducted and contaminants, if any, will be cleared before any redevelopment takes place).

Option A: *Residential*

New residential on the Foundry Site can consist of a mixture of income levels, designs, and densities. A mixed-density development that offers single-family homes alongside duplexes and multi-family units could be an option in order to get the maximum value out of the development. According to area stakeholders, there is an identified need for affordable housing in the City of Columbus. A certain percentage (to be determined by assessing the current market value of homes and the average income level) of the development's houses can be offered at below market prices. In addition, mortgage and/or tax assistance can be offered to those that qualify. The design of the new homes should also be greatly considered. There should be an emphasis on scale, size, and design of the new homes in order for the development to blend with the existing homes in the area but also be distinct in character.

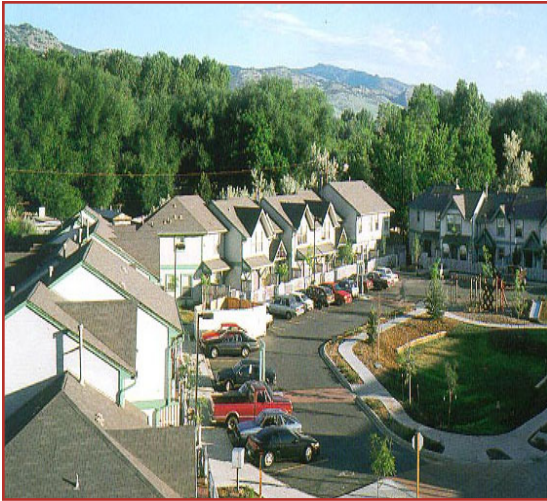
Opportunities:

- According to Columbus' Comprehensive Plan there is support for the redevelopment for conversion to residential of large tracts of land instead of redevelopment on a piecemeal basis.
- There is an identified need for more affordable housing in Columbus;
- This site, in particular, is ideally suited for affordable housing because of the proximity to the United Way and the median income level in the surrounding Study Area;
- There is an opportunity for Columbus to showcase an attractive residential development with homes at various densities and price points;
- There is currently residential located adjacent to the Foundry site so a residential development would fit into the existing land use pattern.

Issues:

- Even if cleared from environmental contaminants, it may be a challenge to attract potential residents to the area due to the negative perception of the former Foundry;
- Residential and affordable housing may not yield the highest monetary return for the property;
- The light industrial and commercial land uses adjoining the site immediately to the west may present a challenge when incorporating a residential development onto the site.

Study Area Profile: *Redevelopment Options*



Shown on this page are examples of single-family, duplexes, and multi-family housing complexes. Some of the homes are examples of affordable housing such as the homes on the bottom right and left and the housing development in the top left corner.



Study Area Profile: *Redevelopment Options*

Option B: *Mixed-Use Development*

Mixed-use is a development concept where different uses are combined together in close proximity to each other. Uses such as residential, commercial, and retail are mixed into one project. Mixed-use can be limited to one building or can be an entire neighborhood and can be found in both large and small cities. A typical example of mixed-use is retail on the ground floor with either housing or office space on the upper floor. Main streets in small towns are usually examples of mixed-use.

The former Foundry site could be an ideal location for a mixed-use development. The development should consist of high-density housing with a distinct look that fits the character of the surrounding area. As in the residential option, the development could offer a percentage of units available at a rate lower than market value in order to serve the need for affordable housing in Columbus. The development can have a small neighborhood commercial area such as a laundry facility, pharmacy, cafe/deli, or small convenience/grocery store. In addition, a mixed-use development can have a small park, a gathering place such as a town square, or some other amenity available for public enjoyment.

Opportunities:

- A mixed-use development would fit in well with the surrounding land uses as the existing land uses are already a mixture of businesses, residential, and open space.
- The size of the site is conducive to a new mixed-use development.
- A mixed-use development has the potential to serve not only residents of the development but those from outside. The development could be an attractive, unique addition to Columbus that may become a destination point.
- Economically, a mixed-use development may be a more feasible new development. There may be a potential for a higher monetary return on development with a mixture of uses, especially if the site becomes a destination area where dollars are spent on leisure activities.
- Walk-able neighborhoods are becoming popular and this could be a welcomed addition to the downtown area in Columbus.

Issues:

- The surrounding area may not support new neighborhood commercial because there are already some existing small commercial buildings and many people drive for goods and services that would be offered at the neighborhood commercial.
- In some areas there is a negative stigma attached with mixed-use. This may be a barrier to a successful mixed-use development.
- The site's location may hinder a successful walk-able, mixed-use development. If the site were closer to downtown Columbus where mixed-use is already in place, then there would be more likelihood that the mixed-use development would be successful.

Study Area Profile: *Redevelopment Options*



This page shows examples of various types of mixed-use developments. The picture on the bottom right is an aerial view of a new mixed-use development built on six acres. The development is a mixture of restaurants and stores that face the streets with a total of 200 townhomes and flats as residential options. Just above that picture is an example of park space in a mixed-use development. The space can be used for different public activities such as this outdoor movie theatre.



Study Area Profile: *Redevelopment Options*

Option C: *Office Park*

Commercial office space can be considered on the former Golden Casting Foundry Site because of the close proximity to other commercial uses in the area. Office space can be occupied by professional services and other types of business related services. If an office park were considered for the site it could be a mixture of offices, warehouses, or affordable office space. The design of the office park can relate to the surrounding area or it can become a unique architectural statement either with the building or with features such as green spaces, employee break/lunch areas, fountains, or landscaping.

Opportunities:

- According to area stakeholders, there is an identified need for affordable office/warehouse space in Columbus.
- The former Foundry site could be considered a good space for offices and/or warehouse space because the commercial and light industrial uses adjacent to the site could be complimentary uses. The site area is already surrounded by several different uses.
- The proximity to the United Way Center and to Central Avenue may be advantageous for specific office-type uses such as professional and/or government services related to the United Way.

Issues:

- The location may preclude office space from being successful. The site is somewhat secluded from other office areas and may not be a convenient location for potential customers.

Study Area Profile: *Redevelopment Options*



Examples of office buildings that could fit in with the existing area.



Study Area Profile: *Redevelopment Options*

Option D: *Advanced Manufacturing Center*

Advanced manufacturing is difficult to define because it takes on different forms with the different industries utilizing it. Advanced manufacturing uses the latest technology based machinery (computers, lasers, robotics, etc.) to design and produce products for a variety of industries including (but not limited to) chemicals, food processing, electronics, metals, automobiles, military, etc. If an advanced manufacturing center were to be developed on the site it could focus on teaching advanced technology skills and working with actual companies in advanced manufacturing activities. This would benefit the community as it will teach skills to local workers and bring an active and clean economic use to the Study Area. Local industries and companies could also benefit as skills will be taught to ensure that Columbus has workers to fill advanced manufacturing needs when companies are looking for them. In addition, the center could help draw and/or keep industry in the area.

The advanced manufacturing center can work with companies in the region on projects to help the companies and teach students. An example would be the center could work with a company to help change their drafting techniques from manual to digital drafting. In addition, there could be an opportunity to partner with colleges such as IUPUI, Ivy Tech, or Purdue in order to facilitate the teaching program.

Opportunities:

- The site would be large enough to house an advanced manufacturing center.
- The proximity to light industrial would be a compatible adjacent use to an advanced manufacturing center.
- Manufacturing is still one of the largest industries in Indiana. This would give Columbus an opportunity to compete with other cities in Indiana for the educational/training aspect of the manufacturing industry.
- Both the Study Area and Columbus have the majority of their employed workers working in the manufacturing industry.
- Perhaps a connection to Cummins could be made such as a work-study or apprenticeship program.
- The advanced manufacturing center might provide jobs to the nearby residents in the Study Area.

Issues:

- The locations of other higher education facilities (the Learning Center) are not near the site.
- There is already an Ivy Tech program similar to the above near the airport.
- It appears as if Purdue, IUPUI, and Ivy Tech have made a push for Central Indiana to become headquarters for advanced technology and manufacturing.
- Columbus may not be centrally located enough to have a strong connection for advanced manufacturing activities.

Study Area Profile: *Redevelopment Options*



The top picture shows a student at a vocational school studying advanced manufacturing. The bottom pictures are examples of vocational schools designed to fit into the existing Foundry Study Area.



Study Area Profile: *Redevelopment Options*

Option E: *Other Options*

The former Foundry site should be seen as an opportunity. As mentioned, the site can be used for more practical developments such as office space, housing, or even mixed-use. However, the Golden Casting Foundry Open House allowed for the opportunity to use our imaginations in presenting some other less traditional options for the Foundry site. Listed below and in Appendix B are some of the other options that could be developed on the site.

- Bark Park
- Interactive Fountain / Small Community Park
- City Market
- Sustainable, Environmentally Friendly Community with Green Architecture
- Park with Unicycle Training Center
- Business Incubator
- Company Headquarters (Corporate campus for large corporation.)
- Athletic Complex / Sports Fields with Unique Features such as Rock Climbing Walls
- Trails
- Park with Unique Picnic Areas
- Vocational School
- Unique, Varied, Centerpiece area with Shops, Book Stores, Art/Craft Stores, and Cafes

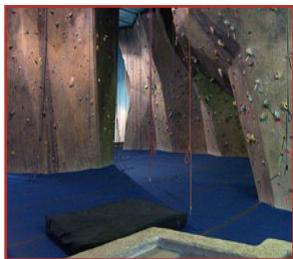
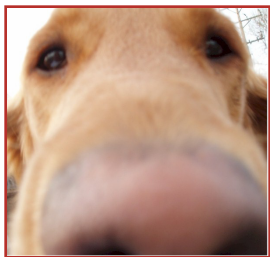
Study Area Profile: *Redevelopment Options*



Athletic Fields and Trails



Bark Parks



Rock Climbing Wall

Park with Unique Features



City Market



Appendix A

Stakeholder Meeting Notes

Stakeholder interviews were conducted during the summer of 2006 by the writer of this document, the Columbus-Bartholomew Planning Department Intern. Identification of the stakeholders as well as summaries of the interviews are contained in this Appendix A.

Who: Randy Allman (Director), Diane Doup (Community Outreach)
Where: Lincoln-Central Neighborhood Family Center, 1039 Sycamore Street 47201
When: Thursday, May 18, 2006 2:00 p.m.

- Randy discussed the history of the site and the site's impact on the surrounding neighborhood – mostly in relation to environmental impacts.
- Randy noted the uses to be most likely supported by the neighborhood would be green space and/or mixed-income housing.
- Randy also noted the possibility of a gateway to the site across Central
- There is a small, community park already located on 9th Street.
- Desire to help out with the community meeting/input aspect of the project and offered to have the public meeting at YES Cinema.
- Randy gave the following names as possible contacts for more information:
 - Keith Guthry, attorney, re: environmental matters w/the site
 - Mike Mullett, attorney, re: environmental matters w/the site
 - Charles Mitch, chemist, re: environmental research w/the site
 - Art Kroot, opinions on the soil
 - Housing Partnerships

Who: Matt Ellegood, owner of the foundry site
Where: Columbus-Bartholomew Planning Department
When: Tuesday, May 23, 2006 1:00 p.m.

The main issues addressed were:

- whether or not there was any environmental contamination on the site, Matt said that an environmental assessment had been completed and no contamination was found on the site;
- Matt's intentions are to sell the site once all the metal has been scrapped but he expressed his desire to be cooperative with the city and/or any potential purchasers of the site, however, he also noted his intentions of making money off of the site;
- He intends to keep the industrial zoning until a clear development plan is identified;
- Matt said that the site clean-up could be completed as quickly as he needed it to be ready (i.e. if a buyer was found he could finish the clean-up in the appropriate amount of time to make the sell);
- Matt mentioned that, at the time of the meeting, there were discussions with a potential buyer;
- Future possibilities for the site would most likely be residential or park or a possible commercial/retail area.
- Matt mentioned the possibility of a gateway down 11th street to connect to Central Avenue, however, some houses would need to be torn down and the street expanded to make this feasible.

Who: Doug Otto, United Way
Where: United Way / foundry site
When: Tuesday, June 6, 2006 3:00 p.m.

Doug expressed the following:

- Concern that after the foundry site is completely cleared the back of the United Way building will then become the eye-sore from 10th Street. Doug is worried about future complaints regarding the visual condition of the back of the building;
- United Way does not need additional parking;
- Has heard that it may become a park but thinks that all 16 acres do not need to become a park because the area is so big;
- Concern regarding the building that has become Carpet Mania and the adjacent buildings that look like storage unit facilities, he hopes that any new development will not mimic the look of these buildings;
- His ideas for the site are low to moderately priced (up to \$50k) housing and a park area;
- Doug thinks that this area is appropriate for low-income and/or affordable housing because:
 - (1) there is a need for it in Columbus and
 - (2) the proximity to the United Way building would allow people who utilize services in the United Way building could walk from their home;
- Doug suggested that the apartment situation in Columbus should be researched to determine:
 - (1) the amount of apartment housing in the city and surrounding areas and
 - (2) to determine the amount of rent that is being charged and
 - (3) to think about putting apartments on the site if it is feasible – a possible solution to the need of affordable housing in Columbus;
- Would be interested in participating in a community meeting;
- In regards to the office building on the site:
 - Doug expressed that if the office building were to remain on the site then he could use the building to house more tenants in the United Way building because currently there is no room for any more tenants;
 - Doug said that if someone wanted to donate the building to him he would take it but he “does not want it as is” and
 - He would also accept money from the city for improvements to the building.

Who: Dr. John Quick, Superintendent BCSC
Where: Columbus-Bartholomew Planning Department
When: Wednesday, June 7, 2006 3:30 p.m.

Dr. Quick expressed the following regarding the foundry site:

- Noted that the school corporation does not need the site for anything and probably will not need it in the near future;
- His ideas for the future of the site:
 - Mix of green space and residential;
 - Residential should be a mix of incomes but would like to see more higher income housing;
 - Baseball diamond – North High School may need a baseball diamond in the future but Dr. Quick was not sure whether or not there would be baseball diamonds in the area the city is proposing other sports fields;
- Asked if the area could become a TIF district because he is concerned what another TIF district could do to the area. He is concerned that the assessed value would not grow enough;
- In terms of housing, the site should replicate the style and income level of houses in the Donner Park/Donner Street area, Mead Village, and/or the area between 17th & 25th Streets and Lafayette and Franklin Streets;
- Does not want a “vinyl village” or a mobile home park;
- No low-income housing, should have a “clustering of income levels”
- He is interested in being a part of the public meeting.

Who: Augie Tindell, Sandy Tindell, Priscilla Scaulf, Rick Scaulf, and Richard Scaulf

Where: Eastside Community Center

When: Tuesday, June 13, 2006 10:00 a.m.

- The group asked about environmental contamination on the site.
- Possible ideas for the site:
 - Mixed-use with residential, neighborhood retail, and park
 - Neighborhood retail could be a small grocery store where people could pick up weekly grocery necessities
 - Depending on the type of housing, other possible neighborhood retail could include laundry, drug-store, coffee shop/small deli, or a day-care/pre-school center (Note: North Star Montessori is located in a commercial strip mall area at 17th and Central)
 - Affordable housing for seniors and people with small children
 - Suggested a park such as Clifty Park
 - Baseball, basketball, or soccer fields
- Concerns:
 - Do not want another park like Pence Park
 - There is a need for affordable housing in Columbus and this area could help serve that need. They said it is difficult to find a place to live in Columbus that is less than \$700 per month in rent.
 - Want to make sure that this area will not have junk sitting in the yards
- Rick Scaulf stated that many of the residents in the study area work more than one job and will have difficulty coming to any public meeting. He strongly suggested that we partner with an organization and go door-to-door to gather the ideas/opinions about the site from the residents.

Who: George Dutro and Jesse Brand
Where: Cornerstone Development Corp. Offices
When: Wednesday, June 14, 2006 8:30 a.m.

Positive of the site: the new fiber optic line will be running right by the site

Negative of the site: not near the interstate and there are no easy routes for trucks to get to the site

Future redevelopment possibilities that should not be considered for the site according to Mr. Dutro and Mr. Brand:

- Affordable housing – They agreed that Columbus probably does need affordable housing, however, they believe in bringing jobs to the City will eliminate the need for affordable housing;
- Park – Columbus does not need another park, also the park that is going in by the river;
- Any type of sports fields – The need for sports fields will be met by the new sports complex (for the public) and school sports fields (for the use by the school system);
- Mixed-use, residential/neighborhood commercial – George indicated that the area would support only a tiny fraction of the site for neighborhood commercial given the facts that there is already commercial nearby (i.e. the bakery at Cottage and Tenth Streets). They noted that residents have opposed commercial development in the area in the past. They indicated that new housing on the site probably would not result in more housing redevelopment. (“not a good housing stock for gentrification”);

Future redevelopment possibilities Mr. Dutro and Mr. Brand discussed as options and then dismissed:

- New location for the post-office – they determined that the location was not any better than the current location of the post-office and that there would be the problem of not being close to the interstate and the lack of easy access to the site
- Hospital linkages – medical training facilities already going in by the airport
- Campus – extensions of college campuses and learning facilities already at the airport area (Learning Center and Technology Park) and BSCS does not need the site for any facilities;
- Fire stations – not needed right now;

Possibilities for the site:

- Their primary recommendation is that the site should become a “clean” office park. They indicated that there is a need for an office park in Columbus and this could become a “low-cost [business] incubator”;
- Anything that will generate tax revenue;
- An advanced manufacturing park;
- The site could be used as a way to solve some transportation issues by opening up 11th street for an East-West corridor.

Other points made during the conversation:

- George and Jess indicated their collective opinion that a mixed-use development was not a creative use of the land. They said low-cost office space would be a greater benefit to the city than low-cost housing. They strongly suggested that new development should be something that creates tax revenue.
- There was a discussion concerning the zoning. They do not agree that the site should be down-zoned.
- Jess said that what he calls “new” industrial be located on the site, meaning advanced manufacturing.
- There was a lot of discussion involving uses that could’ve been good for the site but it is too late as those uses are now located elsewhere (i.e., the new middle school, technical teaching facilities associated with Ivy Tech).

Who: Tom Harmon, Second Baptist Church
Where: Columbus-Bartholomew Planning Department
When: Tuesday, June 20, 2006 10 a.m.

Suggestions / comments made by Tom:

- Site would be a good area for more green space
- Something larger than Wilson Street Park (small park near the church), mostly children just from those surrounding streets play at that park
- Need more space where other children can play
- Perhaps a multi-purpose sports field to include baseball and other sports activities
- Donnor park is too far so this location would be good for another park.

Who: Mayor Fred Armstrong

Where: City Hall

When: Wednesday, June 21, 2006 7:30 a.m.

Suggestions from the mayor:

- Developing a partnership with the owner of the land in order to provide ideas for the future of the site is important;
- The site will be easier to sell once it is all cleaned up and made green and there are certifications acknowledging there is no environmental issues on the site;
- Perhaps some of the community development block grant monies of the City of Columbus could be used on improving the surrounding neighborhood once something begins developing on the site;
- Is Federal funding possible for improving the streets surrounding the site?
- Mixed-use development with housing and small commercial area;
- Suggested speaking with Judy Jackson regarding community development grants that might be available to the area.

Who: Buck Ritz, President of the Economic Development Board
Where: Columbus-Bartholomew Planning Department
When: Friday, June 23, 2006 10 a.m.

Parks are usually leftover space granted to the city by developers, etc. It would not be economical for the city to buy it for park space.

The center of Columbus is near the Foundry site.

Ideas:

- A sports stadium / baseball and softball stadium, somewhere to hold tournaments to bring tourism and a name to the city. The site would need to have a mixture of uses.
- Indoor recreational facility – basketball, private, probably would need about 40,000 square feet
- A facility that has a connection to the United Way because of the proximity.
- From an economic standpoint:
 - Industrial – the land near the airport is where the high technology center is to be located, industrial uses will probably be better located outside the general center of the town, the best use economically would probably be some sort of commercial, usually not less than 20 acres is used for industrial use
 - Small office/Warehouse – mixed commercial space with 4 to 6 office spaces, from economic standpoint this will be the best use, city has shortage of available office space to rent
 - Park space would also be a good use if the city doesn't have to pay for it

Who: Kent Anderson, Director of Columbus Area Metropolitan Planning Organization

Where: City Hall

When: Friday, June 23, 2006 3 p.m.

If east west streets were to go all the way through the site then we would break up the site and cars would then have the opportunity to just drive through the site.

There are already signals at 10th & Central and 8th & Central. These intersections are busy. 10th is also a minor arterial.

At the suggestion of making 10th or 11th streets wider in order to make the site more noticeable from Central, Kent said that Central is a principle arterial that has consciously been kept from becoming too much of a business district. (Ex: vacant lots at 13th & Central were turned down to become business, instead it will become residential).

This site does not allow for much MPO money availability. Could probably only use the money along 10th Street.

Mixed-use would be a good fit. From a transportation standpoint the area could handle more traffic for a use such a residential.

Office space would also be a good fit. Moving trucks into the area could present a problem.

Need to look at office park space versus housing:

- Parking

- Space

- Tax revenue (this is a good way to convince people of an idea)

Who: Jeff Finke, Realtor
Where: via telephone
When: Monday, June 26, 2006

From a realtor's perspective, Jeff has the following comments/ideas:

- Probably only multi-family housing can really be built from new and be successful because of the density of the area
- The price range of a single family home will probably only sell for the price range of between \$60K to \$70K, maybe \$80K in the highest price range. It is hard to sell homes in that area.
- When asked if neighborhood commercial/retail could be supported in the area he said, at the most, maybe a quick mart or a laundry mat. Something that people in the area already used so it would have to be tailored for that area.
- Other types of development would be apartments. Jeff gave an example of two story apartments that were built about 10 years ago at 5th & Central. They were built to be sold as condos but there was difficulty in selling them so eventually had to lease them out. Today they rent for between \$650 and \$700 per month. The site could be a location for that type of development but 5th and Central probably a better location.

Who: Brian Russell, Russell Development Company and Jean Donica, Remax Real Estate
Where: Columbus-Bartholomew Planning Department
When: Wednesday, June 27, 2006 9 a.m.

Brian's Comments:

- The site will probably only realistically become high density residential or industrial. People will not come to that location specifically for retail or commercial purposes.
- Improvements need to be made to the overall area. Should look into [federal] tax credits for the surrounding residential to help fix houses that are in disrepair and therefore encourage more ownership versus renters.
- Need to look at ownership status versus renter status in the overall area.
- The close proximity of the United Way is a positive for the site. The United Way will make the site a good location for living spaces.
- A unique, interactive park and/or interactive fountain built by the city not on the site but in the area close to the site would be a good thing for the site and area. It would be something that is architecturally unique and would add to the overall feeling of Columbus in order to bring that feeling into the area.
- A park built on the property can/will be built by the apartment builder [if the site became high density residential].
- Need to look at the condition and status of [elementary] schools in the area because schools really influence who will move into the neighborhood.
 - A connection to the new Central middle school would probably be something to help play off of this site
 - Add and/or improve sidewalks to the new middle school along 7th Street so kids can walk to school.
- Ten acres will probably allow for 150 apartment units.
- Once the area is cleaned up, it could probably sell for about \$50K per acre for multi-family residential.
- City money should be used for infrastructure improvements to help improve and clean up the surrounding area.
- Need to research the uses then research the value of the land according to the use.
 - Ask: What is the value of the proposed development and the brownfield condition the site is in now?
 - Ask: Where will the money for redevelopment come from? All levels: federal, city, private sources.
- Look for funding options and bring in some information about the redevelopment projects they are doing in Indianapolis.
- Need to do some brownfield research: what is a brownfield, what is the process for brownfield redevelopment and add that research to the end document so if a developer is interested but doesn't know about brownfields he/she will have some info on how to go about cleaning the site up and getting money to do it.
- In the final document present different options depending on the condition of the site. Options if the site is clean or if it is a brownfield.
 - What condition?
 - Different levels of brownfields
 - How to get the funding
 - Then what
 - How to get from point A to point B.
 - Maybe talk to an environmental lawyer who knows about the risks/solutions to brownfields or this site specifically
 - Even though Matt says the site is clean would it be "better" (as far as funding options are concerned) if the site is actually a brownfield?

Jean's Comments:

- The site needs to connect to the surrounding area so need to study the entire area.
- The houses in the area are in bad repair, there are a lot of houses in disrepair and a lot of vacant housing. Need to look at tax credits and other short-term funding options to help the area fix up the housing.
- Probably want to look at a small park to connect with the park at 9th and Wilson Streets.
- The last apartment complexes she brought into the area were 12 to 15 acre sites. Some of the apartments were offered with a percentage of rent offered at "under prime." This serves the affordable housing needs while being able to offer the other apartment units at market rate.
- Putting housing on this site which will help serve some of the city's affordable housing needs will continue the theme of bringing the services to the people by the connection to the United Way facility that borders the site.
- Need to consider the proximity to the new Central middle school. The school may help bring people to live in the area.
- Will need to get as many people as possible on board with the project.
- "Sponsor A Tree"
- Are there water [contamination] issues at the site that could or have affected the area's water supply?
- Perhaps talk to Mark Lindenlaub @ Housing Partnership to ask about different funding options for redevelopment

Who: Steve Ruble, City Engineer

Where: Columbus-Bartholomew Planning Department

When: Thursday, June 28, 2006 3:45 p.m.

These comments revolve around transportation and circulation issues. Steve spoke with the engineering department to gather the input and comments about the site from the department.

- Most of the engineering comments were about restoring the street grid:
 - Street configuration and street restoration is greatly dependent on what the site actually becomes;
 - The Thoroughfare Plan supports putting the streets back to the street grid system;
 - Residential use demands more access;
 - Restore 11th Street to make it a through street;
 - Also would be a good idea to restore Hutchins Street;
 - Restoring the grid is good because it discourages the super block that will happen if the streets are not restored;
 - Will want to restore the grid system as found in the surrounding residential area;
 - Won't totally be able to restore the grid system b/c won't be able to make 12th Street a through street;
 - If the site were to become office then you might not need to restore the North-West streets
- The engineering department also identified that the site is lacking storm water infrastructure and improvements will need to be made (city utilities can confirm water and sewer).
- Some new developments are being built on the traditional grid system, ex: Shadow Creek Farms.
 - The problem with doing the traditional neighborhood design here is the northwest corner that is currently light industrial and commercial (where the carpet place is located);
 - Can't restore 12th Street to make it a through street because of the established industrial.
- 10th and Central Streets have plenty of capacity to support residential or office use.
- Regarding the possibility of traffic zipping down 11th as a short-cut to Central:
 - Most of the volume is going East from 10th Street. Most will not make the turn off of 10th to go to 11th to cut through;
 - Can also create traffic calming techniques to discourage speeding and high volumes of traffic such as turnabouts, bump outs, and stop controls (stop signs).
- Another road configuration option would be to return the jogged part of 10th to a vacant lot and make 11th street the main street through the area. However, this option is not economically feasible and would really break up the site.

Appendix B

Golden Casting Foundry Open House

On July 20, 2006 the City of Columbus sponsored the Golden Casting Foundry Open House. The primary goal was to initiate the public discussion of possible redevelopment options for the Foundry site. Another goal was to gather community input and to facilitate discussions about community redevelopment not only on the site but in the surrounding Study Area as well.

The format of the meeting was a public open house held at the YES Cinema in Downtown Columbus. Two two-hour time slots were allotted – one during the day and one after work – in order to allow for people to come in and take part in the public discourse. There were five boards with different development categories: the site, mixed-use, residential, office park, and other options. Each board had an explanation and pictures of the development options. The participants received a survey with questions that coincided with the boards. The survey and the survey results are included in this Appendix B.

The Open House attracted about forty participants. Most of the participants filled out the surveys. The surveys helped to identify community concerns, ideas, and feelings regarding the redevelopment of the former Foundry site. The community input will hopefully be considered when future interested parties view this document.

It is important to note that the survey asked for participants' opinions on specific types of development options. The participants were encouraged to check as many options in a single question as they felt would be a viable option for the site. For this reason, the survey results should be interpreted keeping in mind that multiple answers were allowed for some of the questions. These questions are indicated by "check all that apply" in parenthesis next to the question.



GOLDEN CASTINGS FOUNDRY AREA OPEN HOUSE WORKSHEET JULY 20, 2006

Blue Station: Study Area

- What is your age? _____
- What is your gender? *M / F*
- Do you live in the Study Area (See map for boundaries)? *YES / NO*
- Do you own or rent your home? *OWN / RENT*
- Which of the following are issues on your block? [Circle any that apply]

Sidewalks are needed

Drainage problems exist

Sidewalk maintenance is needed

Street maintenance is needed

Vacant lots are a problem

Vacant homes are a problem

*Home maintenance is needed
(paint, gutter, roof, etc.)*

*Property maintenance is needed
(weeds, junk cars, etc.)*

Other issues: _____

- What brought you here today? _____

Orange Station: Residential Option

- Is residential use appropriate on the Golden Castings property?

Very Appropriate
1

2

Undecided
3

4

Not Appropriate
5

- Would you want to live in a new home or apartment building on the Golden Castings property? *YES/NO*

Why? _____

- Which Residential options do you think are most appropriate? [Circle any that apply]

Single-family homes

Duplexes

Apartments

Condominiums

Townhomes

Other? _____

Red Station: Mixed Use Option

- Having studied the mixed use options at Station 3, is mixed use appropriate on the Golden Castings property?

Very Appropriate
1

2

Undecided
3

4

Not Appropriate
5

- What types of development should be considered? [Circle any that apply]

Offices

Restaurants

Grocery Store

Park

Apartments

Single-Family Homes

Small Business (hair salon, bakery, etc.)

Other: _____

Green Station: Additional Options

- What else would you like to see on the Golden Castings property? [Circle any that apply]

Office space

Advanced Manufacturing

Vocational School

Park

Other: _____

- If commercial development takes place on the Golden Castings property, what types of businesses are most appropriate? [Circle any that apply]

Offices

Grocery Store

Pharmacy

Restaurants

Clothing

Other: _____

- If a park is developed on the Golden Castings property, what types of facilities should be included? [Circle any that apply]

Bark Park

Trails

Picnic Area

Athletic Fields

Other: _____

Add your comments to the Map

- At this table, you have the opportunity to draw or comment on the actual map of the area. Please feel free to write in comments, shade in areas to help visually explain your ideas or draw in buildings, parks, etc.

Please share any other thoughts or ideas:

Thank you very much for your active participation, creative thinking and expressed interest in the Golden Castings Foundry Study. We appreciate the time that you have taken out of your busy schedules to give us your thoughts, ideas and concerns.

Appendix B

Golden Casting Foundry Area Open House Worksheet Results

Survey results below indicate the percentage of survey respondents who chose each respective answer. A total of 40 participants completed some portion of the survey.

Do you live in the Study Area?

5% Yes 95% No

Is residential use appropriate on the Golden Castings property?

41%	Very Appropriate	27%	Appropriate	19%	Undecided
3%	Somewhat Appropriate	11%	Not Appropriate		

Would you want to live in a new home or apartment building on the Golden Casting property?

40% Yes 60% No

Which residential options do you think are most appropriate? (*check all that apply*)

39%	Single-Family Homes	26%	Duplexes	55%	Apartments/Multi-Family Homes
52%	Condominiums	42%	Townhomes	16%	Other

Other: High density housing; multiples of all options; mixed-income development; attractive low-income housing.

Is mixed-use appropriate on the Golden Casting property?

48%	Very Appropriate	18%	Appropriate	15%	Undecided
10%	Somewhat Appropriate	10%	Not Appropriate		

What types of development should be considered [for a mixed-use development on the site]? (*check all that apply*)

44%	Offices	41%	Restaurants	49%	Grocery Store
72%	Park	51%	Apartments	33%	Single-family Homes
49%	Small Business	15%	Other		

Other: All options; attractive low-income housing; all except park unless green commons for residents and users of development; mini-grocery store; neighborhood based businesses; incubator space; mix of grocery, housing, offices, small business; senior-assisted apartment living.

What else would you like to see on the Golden Casting property? (*check all that apply*)

21%	Office Park	8%	Advanced Manuf.	29%	Vocational School
79%	Park	16%	Other		

Other: [Manufacturing] would need to be high-tech and low emissions; training center; keep open [space]; office space only if necessary and other uses are not acceptable; vocational already at airport education space; athletic complex.

If commercial development takes place on the Golden Casting property, what types of businesses do you think would be most appropriate? (check all that apply)

56%	Offices	44%	Grocery Store	38%	Pharmacy
41%	Restaurants	3%	Clothing	21%	Other

Other: Specialty/arts stores; any of the options; definitely not retail; depends on what commercial was selected; craft shops; commercial/retail development should take place on major arteries.

If a park is developed on the Golden Casting property, what types of facilities should be included? (check all that apply)

40%	Bark Park	57%	Trails	71%	Picnic Area
46%	Athletic Fields	17%	Other		

Other: Ask Van Valkenberg to help again; butterfly gardens; whatever is developed it should include a small neighborhood park; learn to ride a unicycle area with appropriate beginner hand rails; fountains to tie into the United Way mall; the "European urban plaza/park" would be a neat addition and compliment to some dense residential/neighborhood businesses.

Please share any other thoughts or ideas:

An "office park" or "campus" like Cummins Corporate Office or Lilly on Southside of Indianapolis would be good. Obtaining a headquarters company or doing a downtown business park for high tech, information services type companies would be great.

Please provide to public any information regarding environmental assessments of hazards that may exist at the site, such as soil contamination left over from the foundry. Until proper environmental assessment has been done, no development should be done at the site.

This is the opportunity to go green/sustainable with energy savings, solar, non-toxic materials, insulation, water run off control, porous concrete streets.

This is a great opportunity for Columbus to lead IN into the future of urban infill. We should clean it and develop an environmentally sustainable, pedestrian oriented mixed use neighborhood. Consider expanding the site and grabbing some of the adjacent industrial properties to convert to residential/mixed-use. We should consider doing a LEED certified development.

Low income cluster housing.

I'm impressed that the new owner offered this opportunity to the public.

Uses should not compete with downtown redevelopment efforts. Environmental conditions will probably limit excavation and anything new to be built above ground. Business incubator or mixed-use with incubator to utilize industrial zoning.

We have many nice people/bike trails, I would like to see a unicycle group started. I would help.

I hope that something beautiful like a park or play area or fountain can be included to encourage people who presently live close to the area. They may be motivated to beautify their area

I think there should be grocery stores, vocational schools, bark park or picnic area. Potholes in the ground need to be fixed before any one falls and hurts themselves.

Keep open space.

A dog park/general community park is really needed.

I feel it is important to make this area unique and varied. A park with athletic fields (soccer/rugby); small shops (bookstore, Starbucks, arts and crafts) and housing - condos and townhouses. It should and could be a centerpiece.

Unique opportunity for mixed-use neighborhood. How about high energy efficiency living units? Green architecture? Roof gardens? Walk-able local businesses? The neighborhood around this site needs considerable upgrade to make this site work. How do you do this w/out massive displacement of low income residents? Or forced moves due to gentrification?

Other social service organizations should be located next to the United Way Center. Other special schools could also be located here. This property could also be used for a church or doctors offices.

I am glad this is open to the public and the current building is being torn down.

No open green space. Private green space. Community.

7th Grad - Use



Mixed - Use

Mixed-use is a development concept where different uses are combined together in close proximity to each other. Uses such as residential, commercial, and retail are mixed into one project. Mixed-use can be limited to one building or can be an entire neighborhood and can be found in both larger and small cities. A typical example is retail on the ground floor with either housing or office space on the upper floor. Main streets in small towns are usually examples of mixed-use.



Mixed-Use

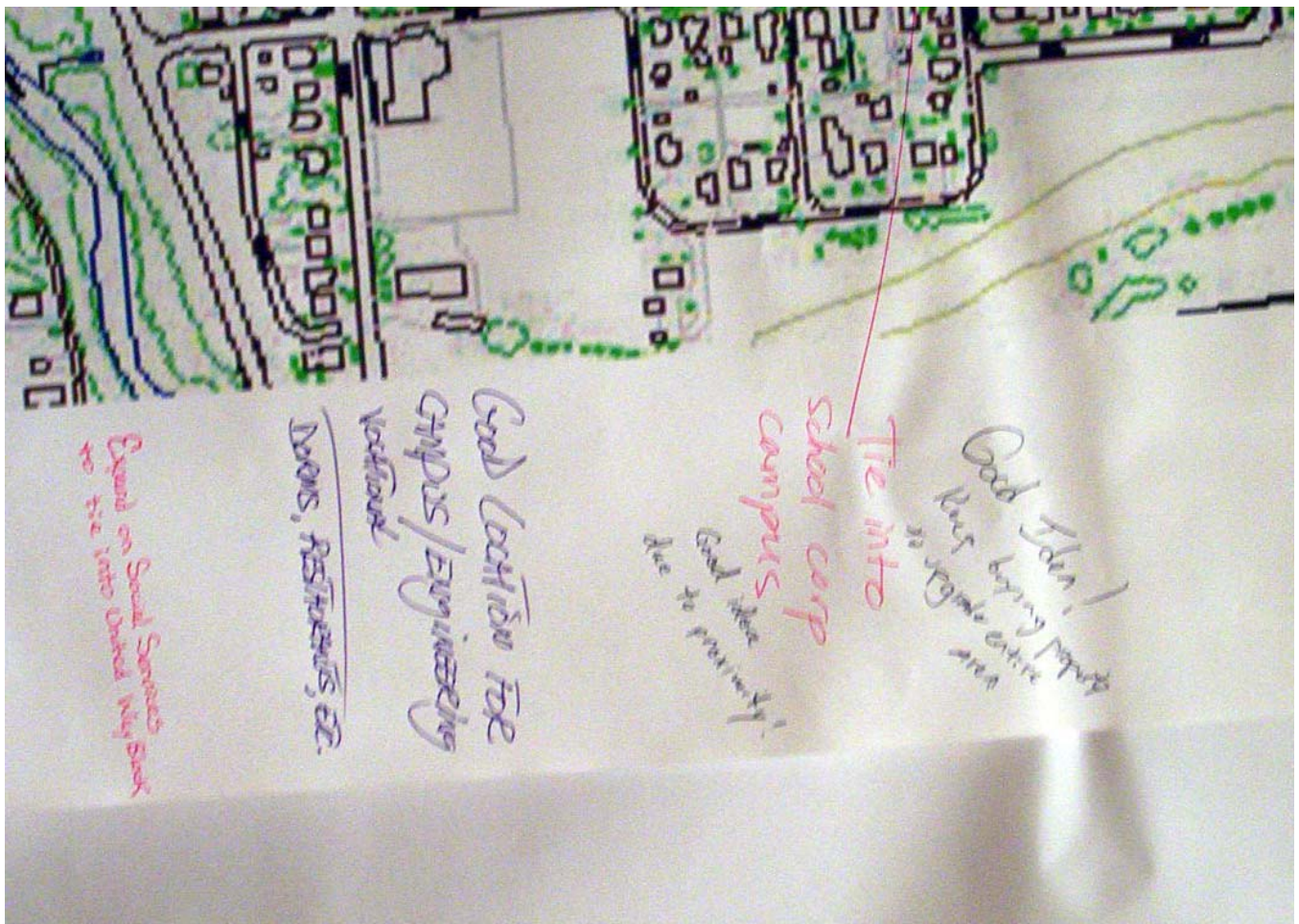


Great idea for more
Grocery Stores or maybe
more movies, or Hotels

Park w/ the
interactive fountain
and dog park

the dog park idea!

Columbus
needs a
dog park
and this would
be a good location
for it



Good Idea!
Run by city, private
area

Tie into
school corp
campus

Good location
for campus/Engineering

Good location for
campus/Engineering

DOWNS, RESTAURANTS, ETC.

Expand on Social Services
tie into United Way Bank



Office Park



Architectural rendering of a modern office building with large glass windows and a flat roof.



Office building can be designed to fit within context of the surrounding area of use for business to make the office development viable.



Office Park



Residential

Residential



New residential on the Foundry Site can consist of a mixture of income levels, designs, and densities. A percentage of the homes and apartments should be offered at below market rates in order to serve the need for affordable housing in Columbus. The new development can consist of a mixture of densities with single family homes, duplexes, and apartments built together on the former Foundry Site. The design and scale of the new residential housing should keep in scale and style of the existing, nearby residential.



Transitional or condominium style that allows for the ability to have residential housing options that could be converted for the city.



Apartment units that are a percentage of the total floor area of total market units to serve the need for affordable housing needs.



The residential units should be an example of high quality affordable housing that is designed to fit into the existing neighborhood. These units should be built in the same style as the existing units, with the same materials and construction as the existing units.

Residential



For a good design and to fit into the existing neighborhood.



The design should be an example of high quality affordable housing.



Example of a good design.

The Site

The picture below shows the former Golden Casting Foundry as of May 2006.



The picture below shows the former Golden Casting Foundry as of July 2006.



The Site

Purpose and Goals

The purpose of the Golden Casting Foundry Site Open House is to present potential development ideas that will give guidance to interested parties in the future development of the Foundry Site and the surrounding area. Another important goal of the Open House is to gather public input and the community's ideas for the future of the Foundry Site.

Study Area Boundaries

In order to gain a full understanding of the Foundry Site it is necessary to consider the surrounding area. The surrounding area researched is called the Study Area and is referred to on the Open House Worksheet. The Study Area boundaries are shown on the map below in pink. The Golden Casting Foundry Site and additional parcels that come with the Site are shown in orange.



Pink indicates the Study Area boundaries. Orange indicates the Golden Casting Foundry Site and additional parcels that come with the Site.

The Site

The picture below shows the former Golden Casting Foundry as of May 2006.



The picture below shows the former Golden Casting Foundry as of May 2006.



Golden Casting Foundry Site Open House

Thank you for attending the Open House! We welcome your ideas about the future of the Golden Casting Foundry Site.



The former Golden Casting Foundry as of May 2005.



The former Golden Casting Foundry as of July 2006.

Possibilities for Redevelopment

- Mixed – Use Development
- Residential
- Office Park
- Other Options
 - Park
 - Athletic Fields
 - Advanced Manufacturing Center / Vocational School
 - City Market
 - Trails
 - Your ideas here!

Mixed – Use Development

□ What is mixed-use?

- Mixed-use is a development concept where different uses are combined together in close proximity to each other.
- Uses such as residential, commercial, and retail are mixed into one project.



Mixed – Use Development



Mixed – Use Development



Mixed – Use Development



Mixed – Use Development



Mixed – Use Development



Residential

New residential on the Foundry Site can consist of a mixture of income levels, designs, and



Residential



Residential



Residential



Residential



Office Park



Office Park



Office Park



Other Options



Athletic
Fields

Other Options



Park with a Bark Park

Other Options



Park with a Bark Park

Other Options



Advanced Manufacturing Center /
Vocational School

Other Options



City Market

Other Options



Trails





